

COMMUNITY FOUNDATION OF NORTHWEST  
MISSISSIPPI, INC., A MISSISSIPPI CORPORATION  
GRANTOR

WARRANTY

TO

DEED

NORTH MISSISSIPPI LAND TRUST  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Community Foundation of Northwest Mississippi, Inc., a Mississippi Corporation, does hereby sell, convey, and warrant unto North Mississippi Land Trust, a Mississippi Corporation, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

2.578 acres more or less attached hereto as Exhibit "A"

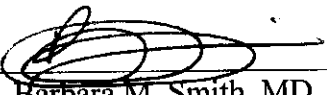
**LESS AND EXCEPT:** A Right of Way Easement to Entergy Mississippi, Inc. of approximately 1.537 acres more or less, recorded in Book 591, Page 718. A description of said easement is attached hereto as Exhibit "B".

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi. This is the same land conveyed to Grantor by Warranty Deed of Joseph G. Austin and William H. Austin, Jr. dated December 20, 2008, and recorded in the office of the DeSoto County Chancery Clerk in Deed Book 600, Page 263.

Taxes for the year 2009 shall be paid by the Grantors, and possession is given with this deed.

WITNESS our signature(s), this the 22 day of August, 2009

Community Foundation of Northwest Mississippi, Inc.

By:   
Barbara M. Smith, MD, Chairman of the Board

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**PERSONALLY** appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_\_ day of August, 2009, within my jurisdiction, the within named **Barbara M. Smith, MD**, duly identified before me, who acknowledged that she is a member of Community Foundation of Northwest Mississippi, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as her act and deed, she executed the above and foregoing Warranty Deed, after first having been duly authorized by said corporation so to do.

*Judy H. Douglas*  
NOTARY PUBLIC

My Commission Expires:

*Jan. 16, 2013*



Grantor Address:  
315 Loshier Street, Suite 100  
Hernando, MS 38632  
Home Phone Number: NONE  
Business Number: 662-449-5002

Grantee Address:  
2446 Caffey Street, Suite 200  
Hernando, MS 38632  
Home Phone Number: NONE  
Business Number: 662-429-1994

Prepared By:

Myers Law Group, PLLC  
2446 Caffey Street, Suite 200  
P. O. Box 876  
Hernando, MS 38632  
(662) 429-1994

**INDEX INSTRUCTIONS:**

Northeast Quarter of, and also in the Northwest Quarter of Section 13, Township 2 South, Range 9 West, Chickasaw Meridian, DeSoto County, Mississippi.

Northeast Quarter of Section 13, all in Township 2 South, Range 9 West, all in DeSoto County, Mississippi.

## EXHIBIT "B" (THIS IS THE LESS &amp; EXCEPT)

## LEGAL DESCRIPTION

ENTERGY PARCEL NUMBER 12

TAX PARCEL NUMBER: 2096-1300.0-00001.00

PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT

BEING A PERIMETER DESCRIPTION OF A PROPOSED ONE HUNDRED (100) FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT ACROSS PART OF THE JOSEPH G. AUSTIN, JR. ET AL PROPERTY OF RECORD IN WILL BOOK 15 - PAGE 455 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID PROPOSED EASEMENT TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS "PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT", SAID PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 2 SOUTH, RANGE 9 WEST, ALL IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, SAID WEST QUARTER CORNER AS SHOWN ON THE JOHN ANTHONY ESTATE SUBDIVISION PLAT OF RECORD AT PLAT BOOK 14 - PAGE 21, SAID WEST QUARTER CORNER AS EVIDENCED BY A FOUND 1/4 INCH REBAR AND T POST, SAID WEST QUARTER CORNER HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,968,746.86 FEET AND EASTING 2,362,436.18 FEET (SEE COORDINATE NOTE BELOW), SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF THE MAGGIE ANTHONY, ET AL PROPERTY OF RECORD IN WARRANTY DEED AT BOOK 122 - PAGE 183, SAID MAGGIE ANTHONY, ET AL PROPERTY BEING PARCEL "A" ON THE JOHN ANTHONY ESTATE SURVEY (SUBDIVISION) OF RECORD IN PLAT BOOK 14 - PAGE 21; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST - 2769.68 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST - 2001.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,970,748.46 FEET AND EASTING 2,365,205.85 FEET (SEE COORDINATE NOTE BELOW), SAID POINT OF BEGINNING LYING IN THE NORTHERLY DEED LINE OF THE CLARENCE A. DUNAWAY PROPERTY OF RECORD IN DIVISION DEED AT BOOK 471 - PAGE 133; THENCE ALONG THE PERIMETER OF SAID PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY DEED LINE OF THE CLARENCE A. DUNAWAY PROPERTY - 110.33 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 31 SECONDS EAST (LEAVING SAID NORTHERLY DEED LINE OF THE CLARENCE A. DUNAWAY PROPERTY) - 670.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD (PUBLIC, PAVED ROAD - 40 FEET TO CENTERLINE PER ROAD RIGHT OF WAY DEED OF RECORD AT BOOK 224 - PAGE 28); THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD - 109.24 FEET; THENCE SOUTH 25 DEGREES 15 MINUTES 31 SECONDS WEST (LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD) - 668.30 FEET TO THE POINT OF BEGINNING.

PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT CONTAINING 66,961 SQUARE FEET OR 1.537 ACRES, MORE OR LESS.

ABOVE DESCRIBED PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT IS VACANT LAND.

BY GRAPHIC DETERMINATION, THE ABOVE DESCRIBED PERMANENT ONE HUNDRED FOOT WIDE ENTERGY EASEMENT LIES WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, PER FIRM/FEMA MAP NUMBER 28033C0065G, MAP REVISED JUNE 4, 2007.

ALL MATTERS OF PUBLIC RECORD ARE RECORDED AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. ONLY THOSE MATTERS OF PUBLIC RECORD FURNISHED TO THE SURVEYOR BY ENTERGY MISSISSIPPI, INC. ARE SHOWN ON THIS SURVEY.

ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ON THE ACCOMPANYING SURVEY EXHIBIT ARE UNADJUSTED, NAD 83 - WEST ZONE, SURVEY FEET, WITH A CONVERGENCE ANGLE OF 00 DEGREES 07 MINUTES 33 SECONDS AND A COMBINED FACTOR OF 0.999940614 AT THE POINT OF COMMENCEMENT OF LEGAL DESCRIPTION. GRID COORDINATE VALUES WERE DETERMINED BY GLOBAL POSITIONING SURVEY (GPS) OBSERVATION AND OPUS SOLUTION.

## EXHIBIT "A"

## LEGAL DESCRIPTION

AUSTIN PARCEL 03

TAX PARCEL NUMBER: 2096-1300.0-00001.00  
EASEMENT

BEING A PERIMETER DESCRIPTION OF PART OF THE JOSEPH G. AUSTIN, JR. ET AL PROPERTY OF RECORD IN WILL BOOK 15 - PAGE 455 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI,

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF, AND ALSO IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 9 WEST, CHICKASAW MERIDIAN, ALL IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, SAID WEST QUARTER CORNER AS SHOWN ON THE JOHN ANTHONY ESTATE SUBDIVISION PLAT OF RECORD AT PLAT BOOK 14 - PAGE 21, SAID WEST QUARTER CORNER AS EVIDENCED BY A FOUND 1/4 INCH REBAR AND T POST, SAID WEST QUARTER CORNER HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,968,746.86 FEET AND EASTING 2,362,436.18 FEET (SEE COORDINATE NOTE BELOW), SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF THE MAGGIE ANTHONY, ET AL PROPERTY OF RECORD IN WARRANTY DEED AT BOOK 122 - PAGE 183, SAID MAGGIE ANTHONY, ET AL PROPERTY BEING PARCEL "A" ON THE JOHN ANTHONY ESTATE SURVEY (SUBDIVISION) OF RECORD IN PLAT BOOK 14 - PAGE 21; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST - 2769.68 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 2001.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,970,748.46 FEET AND EASTING 2,365,205.85 FEET (SEE COORDINATE NOTE BELOW), SAID POINT OF BEGINNING THE INTERSECTION OF THE NORTHERLY DEED LINE OF THE CLARENCE A. DUNAWAY PROPERTY OF RECORD IN DIVISION DEED AT BOOK 471 - PAGE 133 AND THE EASTERLY LINE OF A 100 FOOT WIDE ENTERGY MISSISSIPPI, INC EASEMENT (RECORDING PENDING); THENCE ALONG THE PERIMETER OF SAID EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY DEED LINE OF THE CLARENCE A. DUNAWAY PROPERTY - 197.45 FEET TO THE WESTERLY TOP OF BANK OF JOHNSON CREEK; THENCE WITH THE WESTERLY TOP OF BANK OF JOHNSON CREEK THE FOLLOWING BEARINGS AND DISTANCES: NORTH 27 DEGREES 47 MINUTES 56 SECONDS EAST - 117.16 FEET; THENCE NORTH 31 DEGREES 01 MINUTES 52 SECONDS EAST - 178.74 FEET; THENCE NORTH 21 DEGREES 32 MINUTES 36 SECONDS EAST - 248.11 FEET; THENCE NORTH 27 DEGREES 28 MINUTES 07 SECONDS EAST - 106.36 FEET; THENCE NORTH 11 DEGREES 00 MINUTES 19 SECONDS EAST - 27.09 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD (PUBLIC, PAVED ROAD - 40 FEET TO CENTERLINE PER ROAD RIGHT OF WAY DEED OF RECORD AT BOOK 224 - PAGE 28); THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD - 190.56 FEET TO THE SAID EASTERLY LINE OF 100 FOOT WIDE ENTERGY MISSISSIPPI, INC EASEMENT; THENCE SOUTH 25 DEGREES 15 MINUTES 31 SECONDS WEST ALONG THE SAID EASTERLY LINE OF 100 FOOT WIDE ENTERGY MISSISSIPPI, INC EASEMENT - 668.30 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINING 112,278 SQUARE FEET OR 2.578 ACRES, MORE OR LESS.

ABOVE DESCRIBED TRACT IS VACANT LAND

BY GRAPHIC DETERMINATION, THE ABOVE DESCRIBED EASEMENT LIES WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, PER FIRM/FEMA MAP NUMBER 28033C0065G, MAP REVISED JUNE 4, 2007.

ALL MATTERS OF PUBLIC RECORD ARE RECORDED AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ON THE ACCOMPANYING SURVEY EXHIBIT ARE UNADJUSTED, NAD 83 - WEST ZONE, SURVEY FEET, WITH A CONVERGENCE ANGLE OF 00 DEGREES 07 MINUTES 33 SECONDS AND A COMBINED FACTOR OF 0.999940614 AT THE POINT OF COMMENCEMENT OF LEGAL DESCRIPTION. GRID COORDINATE VALUES WERE DETERMINED BY GLOBAL POSITIONING SURVEY (GPS) OBSERVATION AND OPUS SOLUTION.